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सुधारित विकास योजना - अमरावती

समावेशक आरक्षणाच्या तरतुदीत बदल करणेबाबत,
महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६८
चे कलम ३७ (२) अन्वये मंजूरीबाबत.....

महाराष्ट्र शासन

नगर विकास विभाग

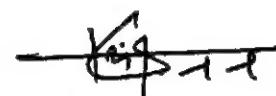
शासन निर्णय क्र. टिपीएस-२८०८/११७०/प्र.क्र.१७२/२००८/नवि-३०.

मंत्रालय, मुंबई - ४०० ०३२.

दिनांक : २५ ऑगस्ट, २०१०.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(शिवाजी पाटणकर)

अवर सचिव, महाराष्ट्र शासन

प्रति,

विभागीय आयुक्त, अमरावती विभाग, अमरावती.

जिल्हाधिकारी, अमरावती.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

आयुक्त, अमरावती महानगरपालिका, अमरावती.

उप सचिव (नगररचना) नगर विकास विभाग, मंत्रालय, मुंबई.

उप संचालक नगररचना, अमरावती विभाग, अमरावती.

सहायक संचालक नगररचना, अमरावती शाखा, अमरावती.

व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.

त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासन राजपत्राच्या अमरावती विभागीय पुरवणीमध्ये प्रसिद्ध करून त्यांच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

निवड नस्ती (नवि- ३०)

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400 032
Dated : 25 August, 2010.

NOTIFICATION

No.TPS: 2808/1170/CR-172/08/UD-30

Whereas, the Revised Development Plan of Amaravati has been sanctioned along with Development Control Regulations for Amaravati Municipal Corporation (hereinafter referred to as "the said Regulations") vide Urban Development Department Notification No.TPS-2892/1180/CR-90/92/UD-13, dated 04/12/1992 which came into force from 25/02/1993 under section 31(1) of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, Table 31, part II regarding the Accommodation Reservations describes manner of development / redevelopment of land allocated, designated or reserved for certain purposes in the sanctioned Development Plan of Amaravati Municipal Corporation. The abovesaid sub-regulations permit certain reservations to be developed by the owner under the concept of accommodation reservation, subject to some conditions;

And whereas, there is no provision to develop the reservations of District Commercial Centre / Town Centre / Town Sub Centre under the above mentioned concept of accommodation reservation. It is necessary to make provision in this regard. It is also necessary to amend M-4 of Appendix- M of Regulation No.14 regarding District Commercial Area (C-2 Zone) and for that purpose in exercise of the powers conferred under sub section (1 A A) of section 37 of the said Act, Government in Urban Development Department had published the notice of even no.dt.14/08/2008 which appeared in Maharashtra Government Gazette Part -1 Amravati Division supplement dt.18/09/2008 to invite suggestion / objections from public to the said modification;

The Deputy Director of Town Planning Amaravati Division, Amaravati has been appointed as an to "Officer" to give hearing to the suggestions / objections received on the said modification & to submit his report to Government ;

And whereas Deputy Director of Town Planning, Amaravati Division, Amaravati has submitted his report to Government regarding the said proposed modification vide his letter outward no.1888 dated 29/12/2008,

And whereas after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquiries the Government is of the opinion that the said Modification Proposal is necessary and should be sanctioned ;

Now, therefore, in exercise of the powers conferred by sub section [2] of section 37 of the said Act, the Government hereby finally sanctions the said Modification Proposal to the said Regulations and for that purpose amends the above Notification dated 04/12/1992 sanctioning the said Development Control Regulations for Amravati Municipal Corporation as follows;

In the Schedule of Modification appended to the Notification sanctioning the said Regulations, following new entry shall be added:-

ENTRY

" In the sanctioned regulations of Amravati Municipal Corporation following Rule No 14 is amended as follows.

SANCTIONED MODIFICATION

I) Following sub-regulation No. 2(C) is added in the Table under title " Land users and manner of Development" in Regulation No.14 of the said Regulations.

Sr No	Use Allocation designation Or reservation	Person / authority who may develop.	Conditions subject to which develop.
1	2	3	4
2 (c)	<u>Commercial, (d)</u> District Commercial Centre / Town Centre / Town Sub Centre	Corporation Or owner or Special Planning Authority (SPA)	The Corporation / SPA may acquire the land and develop it for District Commercial Centre / Town Centre / Town Sub Centre, OR The owner may develop the District Commercial Centre / Town Centre / Town Sub Centre on his agreeing to give 30 percent of the permissible built up area along with appurtenant land for the District Commercial Centre/Town Centre/Town Sub Centre as per the requirement of the Municipal Commissioner / SPA to Corporation/ SPA free of cost, for the users permissible in C-1 /C-2 zone. The owner thereafter will be entitled to have the permissible FSI of the plot for other permissible uses of C-1/ C-2 Zone without taking into account the built up area of District Commercial Centre/ Town Centre/Town Sub Centre to be handed over to Corporation. Owner/Developer shall be allowed to use TDR/Additional FSI on 70% land, subject to FSI consumption limit of 2.00 (Two), on the entire plot.

II) Clause M-4 of Appendix M of Regulation No.14.2 is proposed to be deleted & substituted by following :

New M-4 District Commercial Area / Zone &(C-2 Zone)

Buildings or premises shall be used only for the uses and purposes given in M-3.2.1 subject to the conditions as mentioned in M-3.1

M-4.1 Uses permitted in a District Commercial Zone (C-2 Zone)

The following uses are permissible in C-2 Zone

i) Area to the extent of 40% of permissible floor area, shall be developed for following users, as per the specification of the Corporation.

(a) Wholesale Establishment not exceeding 200 sq..mt. for commodities other than those prohibited by any statue or rule (In Amaravati; this will be applicable to non-congested area only)

(b) Public utility building.

(c) Head quarters of a Commercial organization or firm?

(d) Printing, book binding engraving and block making?

On the remaining 60% of the permissible floor area, uses permissible in a local Commercial Zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

Note :-

The aforesaid Notification is kept open for inspection by the public during office hours on all working day's in the following offices.

1) The Commissioner Amravati Municipal Corporation, Amravati.

2) The Deputy Director of Town Planning, Amravati Division, Amravati

This Notification is also available on Govt. web site
www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,



(Shivaji Patankar)

Under Secretary to Government